



Retirement Village Landscape Package for

Unity Development

Ashbourne Development , Matamata, Waikato

Drawing Number:	Drawing Description:	Drawing Issue Date:	Drawing Number:	Drawing Description:	Drawing Issue Date:
2170/01	- Site Introduction	26/05/25	2170/ 15	- Club House Landscape Plan	26/05/25
2170/02	- Local Character	26/05/25	2170/ 16	- Club House Planting Plan	26/05/25
2170/03	- Site Opportunities & Constraints	26/05/25	2170/ 17	- Club House Hardscape Plan	26/05/25
2170/04	- Landscape Principals	26/05/25	2170/ 18	- Station Road Entrance Landscape Plan	26/05/25
2170/05	- Overall Site Plan	26/05/25	2170/ 19	- Communal Vegetable Gardens Plan	26/05/25
2170/06	- Road and Pathway Treatment Plan 01	26/05/25	2170/ 20	- Amenity Zones Soft Palette	26/05/25
2170/07	- Road and Pathway Treatment Plan 02	26/05/25	2170/ 21	- Amenity Zones Hardscape Palette	26/05/25
2170/08	- Open Space Planting Plan 01	26/05/25	2170/ 22	- Typical Type B Villa Landscape Plan	26/05/25
2170/09	- Open Space Planting Plan 02	26/05/25	2170/ 23	- Typical Type C Villa Landscape Plan	26/05/25
2170/10	- Station Road Boundary Elevation	26/05/25	2170/ 24	- Typical Type D Villa Landscape Plan	26/05/25
2170/11	- Boundary Sections	26/05/25	2170/ 25	- Villa Landscape Sheet Location Plan	26/05/25
2170/12	- Care Facility Landscape Plan	26/05/25	2170/ 26	- 44 Planting Plans 01 - 19	26/05/25
2170/13	- Care Facility Planting Plan	26/05/25	2170/ 45	- 47 Villa Soft & Hard Palettes 01 - 03	26/05/25
2170/14	- Care Facility Hardscape Plan	26/05/25	2170/ 48	- 66 Hardscape Plans 01 - 19	26/05/25
2170/15	- Club House Landscape Plan	26/05/25	2170/ 67	- Planting Details	26/05/25
2170/16	- Club House Planting Plan	26/05/25	2170/ 68	- 69 Fencing Plan 01 - 02	26/05/25
2170/17	- Club House Hardscape Plan	26/05/25	2170/ 70	- 71 Fencing Details 01 - 02	26/05/25
			2170/ 72	- 73 Typical SW Basins Cross Sections A & B	26/05/25

greenwoodassociates.co.nz

Matamata Retirement Village

The proposed 19-hectare retirement development in Matamata presents an exciting opportunity to establish a vibrant, community-focused village that blends the convenience of urban living with the charm of a rural setting. With high-quality villas, strong community connections, and easy access to both onsite and local amenities, this is set to become a highly desirable place to live.

The village will comprise 218 modern villas alongside an aged care hospital, providing a full continuum of care. A generously sized central amenities building will act as a hub for social and recreational activity, incorporating a swimming pool, café, clubroom, and a variety of other shared facilities. Adjacent to this, outdoor features such as a bowling and putting green, croquet lawn, and open lawn areas will support active recreation, all set within beautifully landscaped gardens.

A landscaped frontage is proposed along Station Road, creating an attractive and welcoming entrance to the site. On the eastern boundary, which adjoins an existing residential neighbourhood, a more open, park-like landscape treatment will help soften the interface and provide visual amenity. To the south, the development links with a future greenway, offering further amenity and walking connections for residents.

A simple and legible street network forms the backbone of the village, with main streets running north-south through the site, connected by smaller east-west loop roads. This provides a clear and functional layout for both vehicles and pedestrians.

Throughout the development, a range of passive recreation spaces are included to promote wellbeing and localised amenity. Shared vegetable gardens, seating areas, and open lawns will offer opportunities for residents to relax, garden, and connect with neighbours—particularly important for those living further from the main facilities.

Precedent Imagery





Neighbouring Residential Development



Neighbouring Residential Development



Station Road



Station Road



Station Road



Station Road



Within Site viewing East



Within Site viewing West